



**w****ards**  
estate agents

**78 Storrs Road**

Brampton, Chesterfield, S40 3PZ

**Guide price £450,000**

# 78 Storrs Road

Brampton, Chesterfield, S40 3PZ

Guide Price £450,000 - £475,000

Early viewings is imperative to fully appreciate this outstanding EXTENDED THREE BEDROOM DETACHED PERIOD FAMILY HOUSE which offers fabulous versatile family living space whilst retaining many original characters. Situated in this highly sought after affluent Suburb of Chesterfield within the BROOKFIELD SCHOOL CATCHMENT! Benefits from an excellent range of local amenities including a good selection of local Restaurants, Pubs & Shops. The area is surrounded by plenty of open space/countryside and local parks and on the Fringe of the Stunning National Peak Park, Home to some of England's Best Scenery.

Impeccably presented throughout with contemporary styled versatile accommodation having the benefit of gas central heating (Combi Boiler) and part uPVC/wood sealed unit double glazing and comprises of front porch with period entrance hall having a stylish Oak glazed staircase to the first floor, store room, impressive open plan bespoke kitchen/sitting room area, formal dining room and fabulous extended reception/garden room to the rear with ceiling Velux's and French doors onto the rear gardens.

On the first floor superb principal double bedroom with vaulted ceiling and French doors with Juliet balcony overlooking the rear gardens, luxurious en suite shower room, second double bedroom, third versatile bedroom which could be used for home working and stylish luxury 4 piece fully tiled family bathroom. Front low stone boundary wall with side fenced & mature hedge borders. Brick block paved driveway which provides ample car parking spaces. There are mature well set shrubbery borders.

Superb well maintained rear landscaped gardens with side raised decking area with low stepping onto the lawns. Log edged well established borders set with an abundance of plants and shrubs. Further sun terrace and BBQ area with sleeper edges and colour gravel set around stone paving, perfect setting for family and social outside entertaining and enjoyment.

### Additional Information

Gas Central Heating- Ideal Combi Boiler-serviced(tbc)  
Part uPVC Double Glazing/ part wood sealed units  
Rewired (date tbc)

Gross Internal Floor Area-127.9 Sq.m. /1376.3 Sq.Ft.  
Council Tax Band - D  
Secondary School Catchment Area - Brookfield Community School

### Extended Front Porch

7'7 x 2'5 (2.31m x 0.74m)

Wooden entrance door into the porchway.

### Entrance Hall

11'5 x 7'7 (3.48m x 2.31m)

Original feature internal door with feature leaded glazed panels.  
Impressive feature Oak and Glazed staircase climbs to the first floor.





### Partly Tiled Cloakroom

5'3 x 4'5 (1.60m x 1.35m)

Comprising of a 2 piece White suite which includes a low level WC set in vanity housing with Oak worktop Free Standing Oak effect vanity cabinet with free standing wash hand basin. Continental style flooring and chrome heated towel rail.

### Store Room

10'2 x 4'5 (3.10m x 1.35m)

Extremely useful store room with a variety of uses. Currently used as coat & show storage space. Consumer Unit. Ideal Combi Boiler - serviced. Tiled flooring, side aspect window.

### Dining Room

11'3 x 11'1 (3.43m x 3.38m)

Front aspect original bay window overlooking the mature gardens. Oak glazed sliding doors into the Extended Open Plan Kitchen/Living Space. Feature fireplace with attractive inset back and hearth. Original picture rails.

### Impressive Open Plan Kitchen

9'1 x 5'1 (2.77m x 1.55m)

Comprising of a Bespoke range of base and wall units with complementary wooden work surfaces and inset Belfast sink. Attractive stylish curved units and wooden worktops. Space for fridge freezer and dishwasher. Victoria Multi Fuel Range Cooker with continental style tiled splash backs. additional glazed display wall cupboards with lighting. Inset microwave. Rear aspect window. Door to the utility,

### Open Plan Kitchen/Living Area

19'1 x 13'1 (5.82m x 3.99m)

Superb extremely versatile open plan area for breakfasting and additional living space. Fabulous feature fireplace with an open grate.

### Extended Reception/Garden Room

13'1 x 11'1 (3.99m x 3.38m)

Impressive extended family living space which is light and airy benefiting from two Velux windows and French doors onto the landscaped garden and patio. Wooden flooring and feature brick slip wall.

### Extended Utility Room

12'11 x 3'10 (3.94m x 1.17m)

Additional useful space which comprises of base and wall units with inset stainless steel sink unit. Space for washing machine and dryer. Side aspect wood sealed unit glazing and wooden rear door to the gardens.

### First Floor Landing

7'7 x 6'2 (2.31m x 1.88m)

Access to the insulated loft space.

### Principle Bedroom One

22'4 x 11'3 (6.81m x 3.43m)

Stunning Extended main double bedroom with feature vaulted ceiling. French doors with Juliet Balcony overlooking the gardens. Tw ceiling Velux windows. Cast fireplace and feature radiator.

### Exquisite En-Suite Shower Room

7'8 x 4'7 (2.34m x 1.40m)

Comprising of a quality 3 piece suite which includes a double shower cubicle with superb mains shower and inset display shelves, low level WC and wash hand basin set within luxury vanity housing. Tiled flooring. Chrome heated towel rail and wall mirror with touch lighting.

### Double Bedroom Two

11'3 x 11'3 (3.43m x 3.43m)

A second spacious double bedroom with front aspect window. Cast fireplace and picture rails.

### Single Bedroom Three

7'7 x 7'10 (2.31m x 2.39m)

A versatile third bedroom with front aspect window and could be used for office or home working space.





### Impressive Family Bathroom

9'11 x 7'7 (3.02m x 2.31m)

Being fully tiled and comprising of a luxury 4 piece White suite which includes free standing bath with shower hose attachment, low level WC and dual wash hand basins set upon attractive wood vanity cabinets. Superb shower/wet area with mains shower and additional shower hose attachment.

### Outside

Front low stone boundary wall with side fenced & mature hedge borders. Brick block paved driveway which provides ample car parking spaces. There are mature well set shrubbery borders.

Superb well maintained rear landscaped gardens with side raised decking area with low stepping onto the lawns. Log edged well established borders set with an abundance of plants and shrubs. Further sun terrace and BBQ area with sleeper edges and colour gravel set around stone paving, perfect setting for family and social outside entertaining and enjoyment. Mature trees and Garden shed.



### School catchment areas

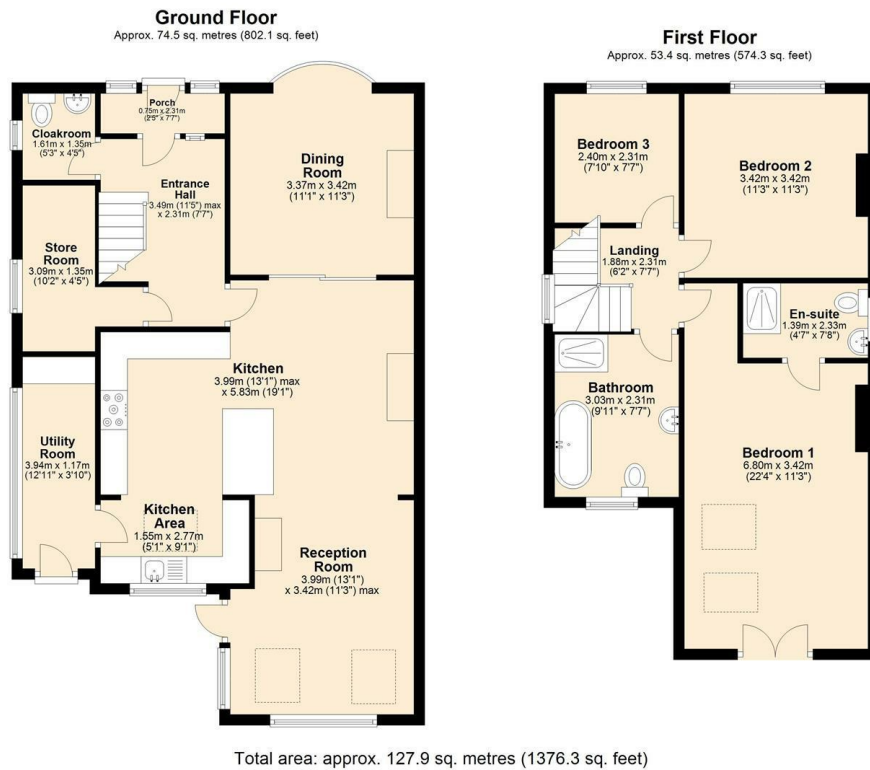
Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.



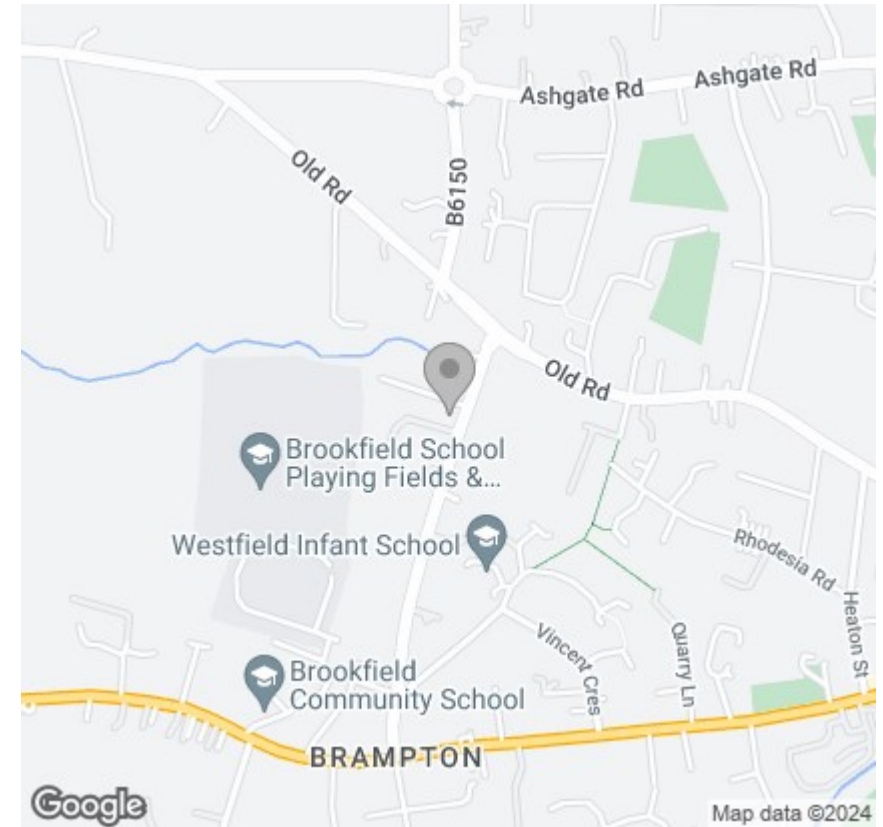
Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



## Floor Plan



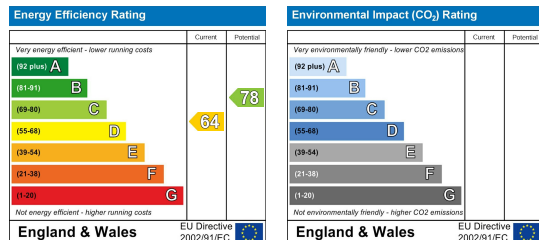
## Area Map



## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

17 Glumangate, Chesterfield S40 1TX

Tel: 01246 233 333 Email: info@wardsestateagents.co.uk wardsestateagents.co.uk

